

For Sale

Remarkable Warehouse Opportunity

EXCELLENT NORTH INTERSTATE 25 FRONTAGE



4810 Pan American Fwy. NE | Albuquerque, NM 87109

NEQ I-25 & Montgomery Blvd. NE



AVAILABLE

Building: ±20,041 SF (Mezanine Not Included)
Land: ±1.1 Acres



SALE PRICE

\$2,850,000
(\$142.21/SF)

- Recently built-out office/showroom
- Fully-fenced property
- Just a few minutes from I-25 on/off ramps and to I-40

NA SunVista

got space™

DJ Brigman, CCIM
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SITE
Bldg: ±20,041 SF
Land: ±1.1 Acres

Gate

Billboard does not convey with property.

Flood Control Channel

SITE

AVAILABLE

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(Mezanine Not Included)
Land: ±1.1 Acres

IDO ZONING

▪ [NR-LM](#)

HIGHLIGHTS

- Recently built-out office/showroom
- Fully-fenced property
- 10' x 10' grade-level door
- 12' x 12' grade-level door
- 2 - 12' x 10' grade-level doors
- 14'-6" to 17' ceiling heights
- 120/208 3-phase, 4-wire
- 1,000-amp service distributed to 4 meters
- Ability to be demised into four suites
- 2 minutes from I-25 off-ramp
- 4 minutes to I-25 on-ramp
- 5 minutes to I-40

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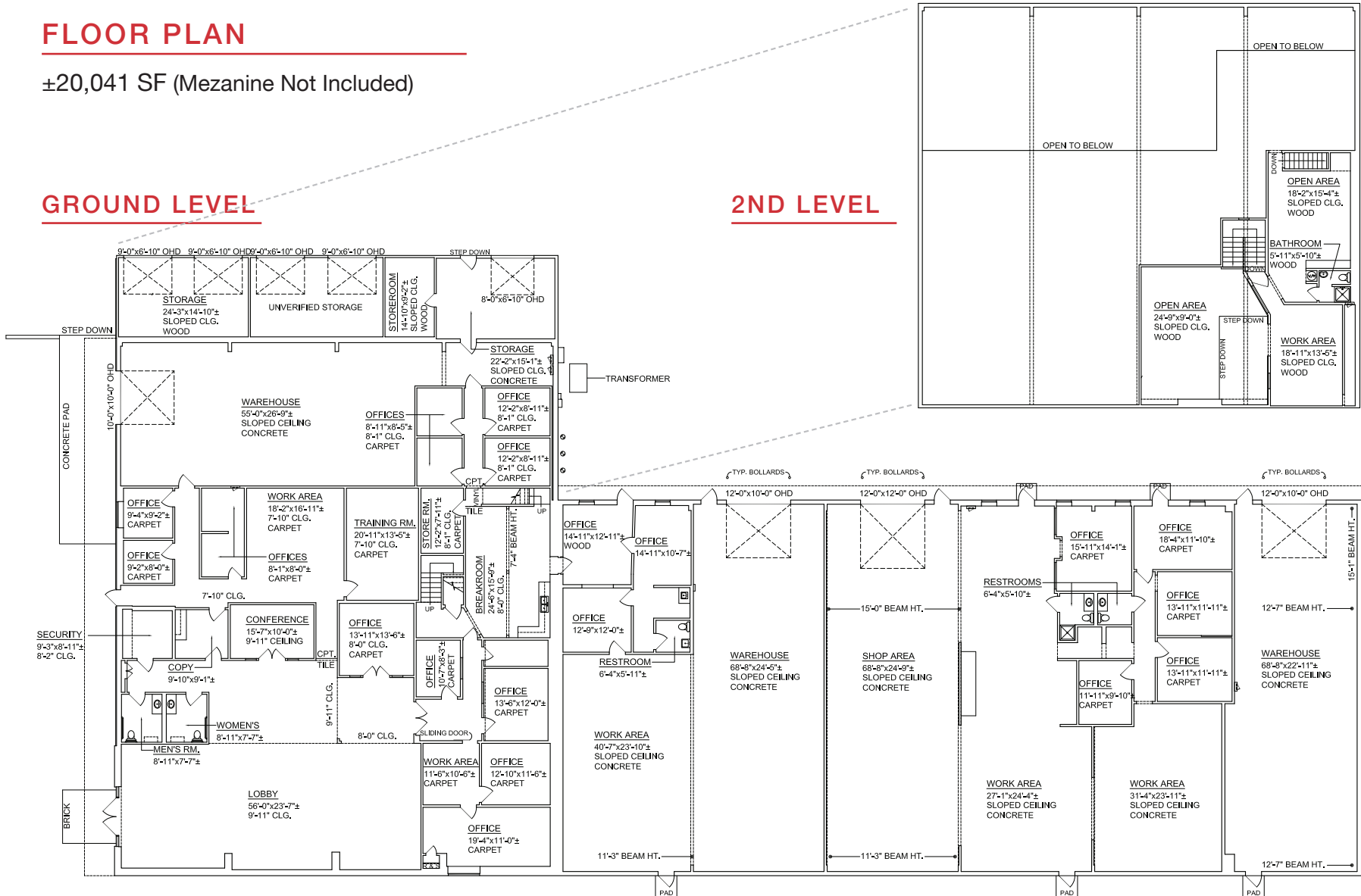
4810 Pan American Fwy. NE | Albuquerque, NM 87109

FLOOR PLAN

±20,041 SF (Mezanine Not Included)

GROUND LEVEL

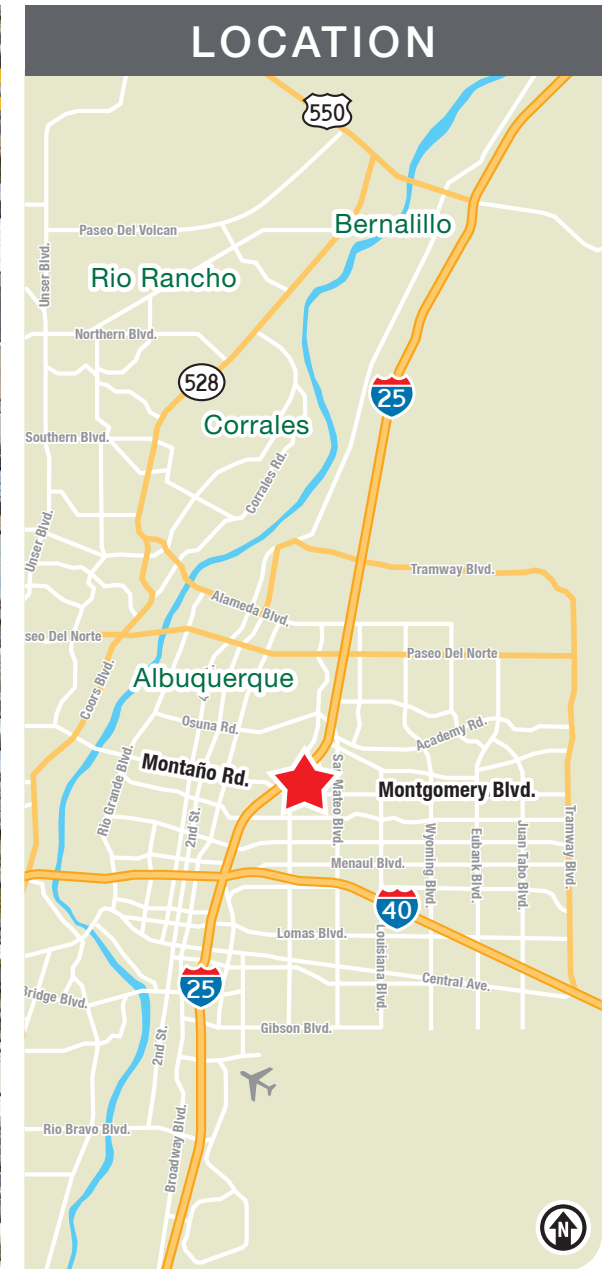
2ND LEVEL



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